178.0	0007	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,900 / 600,900
					USE VALUE:	600,900 / 600,900
					ASSESSED:	600,900 / 600,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK JOANNE M/ROY F	
Owner 2:		
Owner 3:		
Street 1:	93 DOW AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	BONELLO EDWARD L/ETAL -
Owner 2:	BONELLO MARIE A/TRUSTEES -
Street 1:	93 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,450 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1966, having primarily Aluminum Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5450.000	192,500		408,400	600,900
Total Card	0.125	192,500		408,400	600,900
Total Parcel	0.125	192,500		408,400	600,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.93 | /Parcel: 490.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121022

GIS Ref

GIS Ref

Insp Date 12/01/08

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,500	0	5,450.	408,500	601,000	601,000	Year End Roll	12/18/2019
2019	101	FV	176,000	0	5,450.	408,500	584,500	584,500	Year End Roll	1/3/2019
2018	101	FV	176,000	0	5,450.	344,300	520,300	520,300	Year End Roll	12/20/2017
2017	101	FV	176,000	0	5,450.	315,100	491,100	491,100	Year End Roll	1/3/2017
2016	101	FV	176,000	0	5,450.	268,400	444,400	444,400	Year End	1/4/2016
2015	101	FV	179,600	0	5,450.	233,400	413,000	413,000	Year End Roll	12/11/2014
2014	101	FV	179,600	0	5,450.	215,900	395,500	395,500	Year End Roll	12/16/2013
2013	101	FV	179,600	0	5,450.	205,400	385,000	385,000		12/13/2012

!14030!

PRINT

Date	Time
12/11/20	03:54:52

LAST REV

Date	Time
06/09/16	13:46:39

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14030

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONELLO EDWARD	1277-189		12/2/2003	Family	126,700	No	No		
BONELLO EDWARD	1151-173		2/13/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	121022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2015	90	Manual	3,380					Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2008	Meas/Inspect	345	PATRIOT
4/20/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5450		Sq. Ft.	Site		0	70.	1.07	7									408,449						408,400	

Total AC/HA: 0.12511 | Total SF/SM: 5450 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,449 | Spl Credit | Total: 408,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/BRIK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	129.199
Other Features:	71800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279054
Depreciation:	86507
Depreciated Total:	192547

COMMENTS

SCUTTLE. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

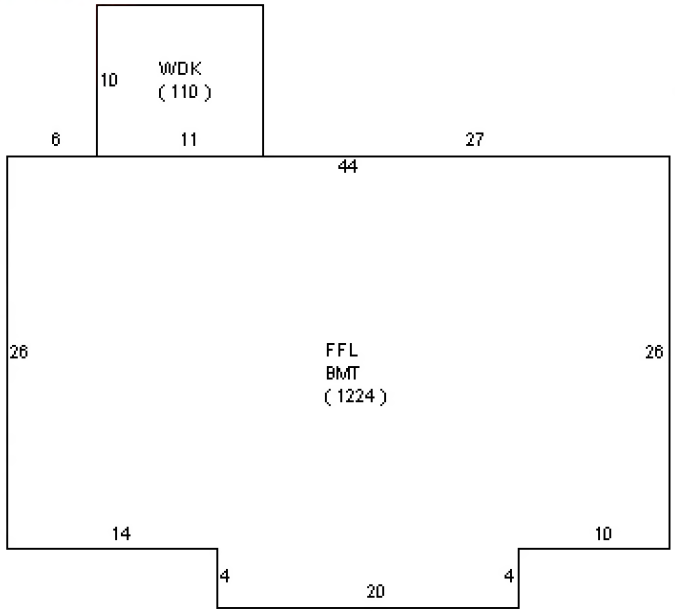
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.20
Special Features:	0	Val/Su Net:	75.25
Final Total:	192500	Val/Su SzAd	157.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,224	38.760	47,442
FFL	First Floor	1,224	129.200	158,140
WDK	Deck	110	15.200	1,672
Net Sketched Area:		2,558	Total:	207,254
Size Ad	1224	Gross Are	2558	FinArea 1224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

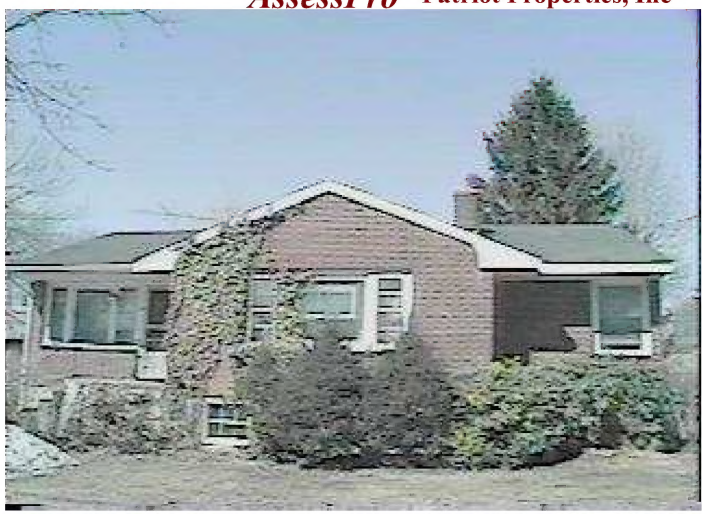
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

178.0-0007-0022.0

IMAGE

AssessPro Patriot Properties, Inc